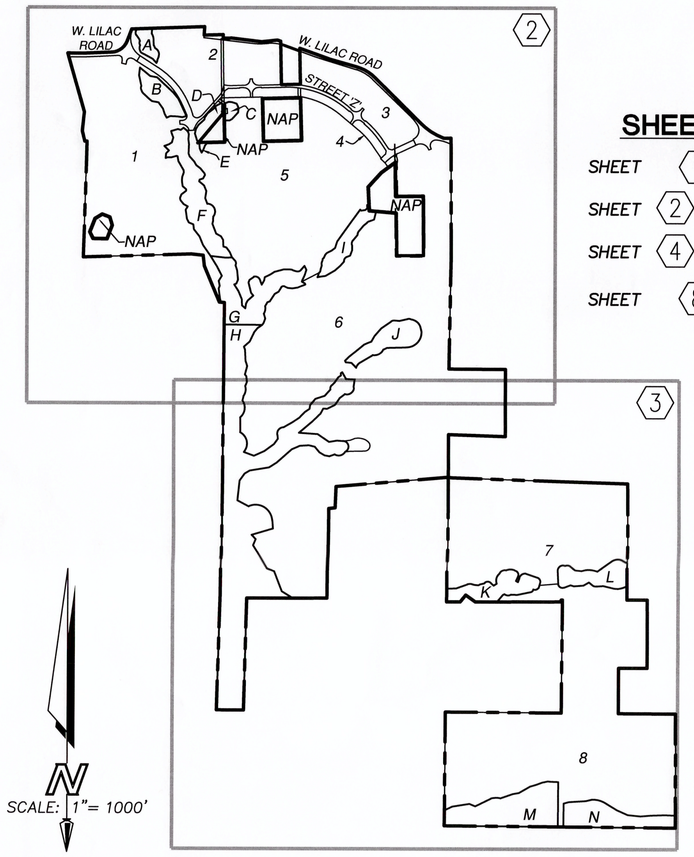
COUNTY OF SAN DIEGO TRACT 5571 RPL 3

MASTER PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH

INDEX MAP LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	
SHEET NUMBER	(2)



INDEX MAP

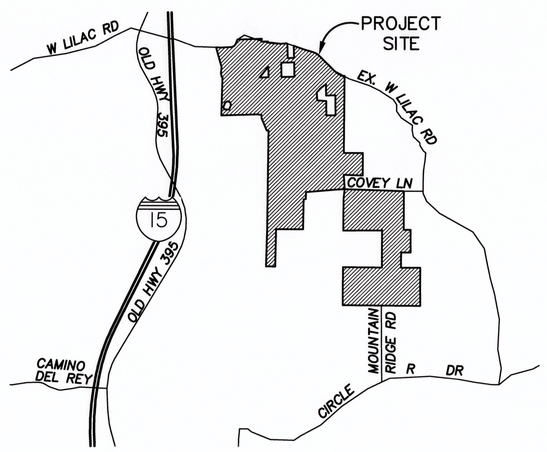
SCALE: 1" = 1000'

0 500 1000 2000 3000 4000 5000

SCALE: 1" = 1000'

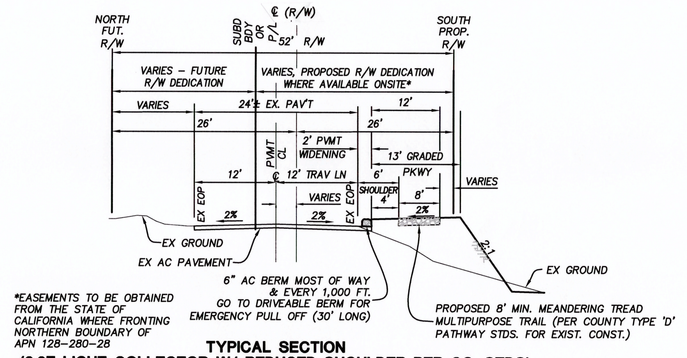
SHEET INDEX

SHEET	(1)	TITLE SHEET
SHEET	(2)-(3)	PRELIMINARY GRADING
SHEET	(4)-(7)	OFFSITE IMPROVEMENTS
SHEET	(8)	PROJECT CROSS-SECTIONS

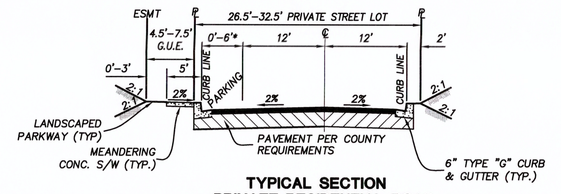


VICINITY MAP

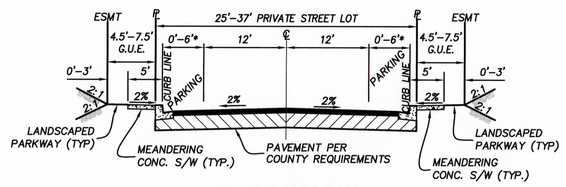
NOT TO SCALE



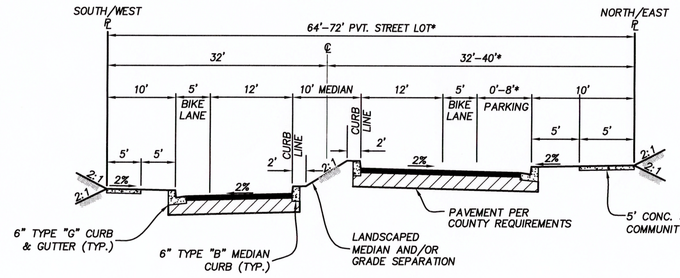
TYPICAL SECTION
(2.2F LIGHT COLLECTOR W/ REDUCED SHOULDER PER CO. STDS)
WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



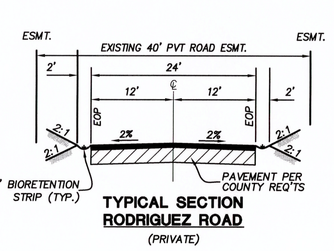
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



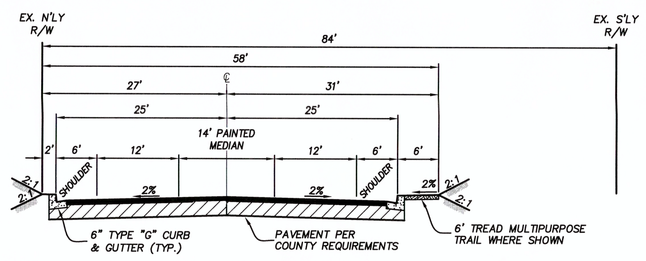
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



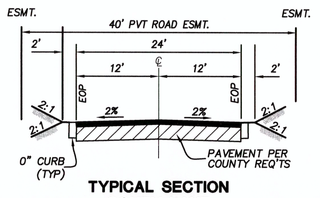
TYPICAL SECTION
MAIN STREET
STA 41+00 TO 50+70
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



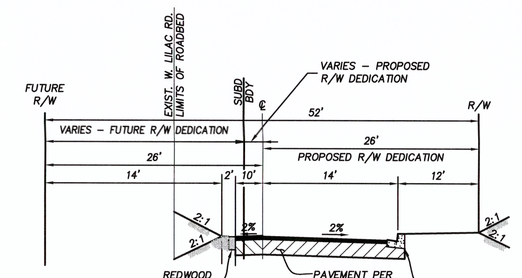
TYPICAL SECTION
RODRIGUEZ ROAD
(PRIVATE)



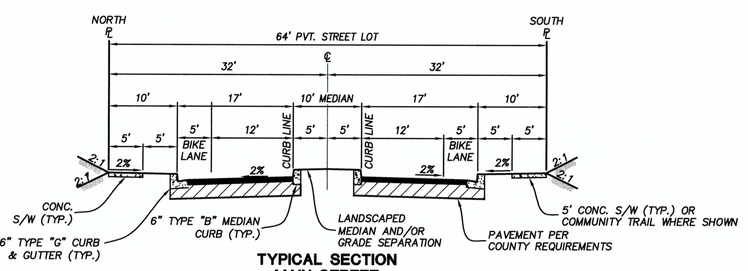
TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD-OFFSITE
(I-15 BRIDGE TO OLD HIGHWAY 395)
NO SCALE
(PUBLIC)



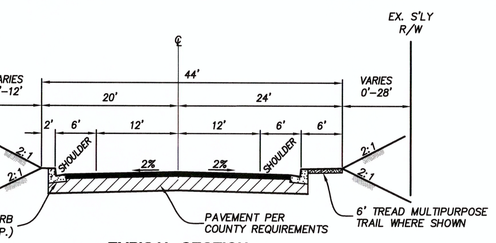
TYPICAL SECTION
COVEY LANE
(FROM LILAC HILLS RANCH ROAD TO EASTERLY PROJECT BOUNDARY)
NO SCALE
(PRIVATE)



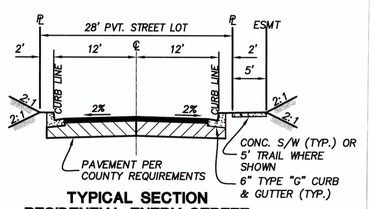
TYPICAL SECTION
WEST LILAC ROAD
(EAST OF EASTERLY ROUNDABOUT)
NO SCALE
(PUBLIC)



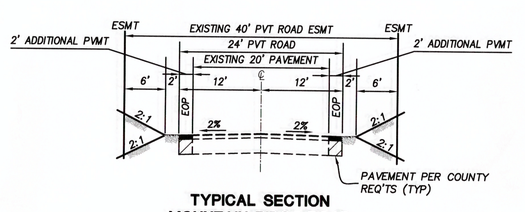
TYPICAL SECTION
MAIN STREET
STA 85+50 TO 87+90
NO SCALE
(PRIVATE)



TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD-OFFSITE
(FROM PROJECT BOUNDARY TO I-15 BRIDGE)
NO SCALE
(PUBLIC)

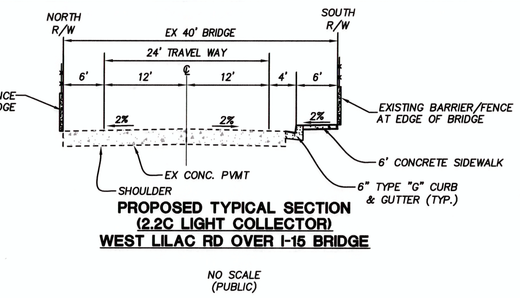


TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'C'
NO SCALE
(PRIVATE)

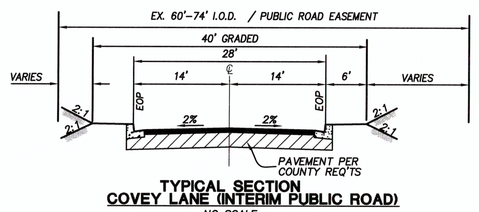


TYPICAL SECTION
MOUNTAIN RIDGE ROAD
NO SCALE
(PRIVATE)

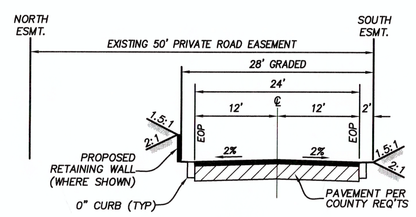
TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



PROPOSED TYPICAL SECTION
(2.2C LIGHT COLLECTOR)
WEST LILAC RD OVER I-15 BRIDGE
NO SCALE
(PUBLIC)



TYPICAL SECTION
COVEY LANE (INTERIM PUBLIC ROAD)
NO SCALE
(FROM PROJECT BOUNDARY TO WEST LILAC ROAD)
(PUBLIC)



TYPICAL SECTION
STREET 'B'
NO SCALE
(PRIVATE)

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (MASTER TM, SHEET 2)	(L#) (C#)
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE	ZONE A / ZONE B
PROPOSED RIGHT-OF-WAY	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED CUT TO FILL LINE	C / F
PROPOSED CUT SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED FILL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED CONCRETE BROW DITCH	
EXISTING WATER LINE	W

PRELIMINARY GRADING PLAN NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VAUID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: PHOTOGEODETIC, DATED 10/2011
6. CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 04/02/2012
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
12. STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAINS WITHIN PUBLIC STREETS. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASS THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
13. FOLLOWING THE RECORDATION OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSESSOR PARCELS (APN 128-280-10, 27, 37 & 42; 128-290-07; 127-072-38; 128-290-07, 09, 69, 74; 128-440-02, 05, 06, 14 AND 22; AND 129-300-09). IN EACH CASE THE FINAL MAP WILL CREATE A LEGAL LOT MEETING THE APPROPRIATE ZONING REQUIREMENTS FOR MINIMUM LOT SIZE SETBACKS PER THE RU ZONE BOX.
14. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
15. THIS MASTER TM PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING EASEMENTS WHICH WILL REMAIN IN PLACE. REFER TO MASTER TENTATIVE MAP FOR DEPICTION OF ALL EXISTING EASEMENTS (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE VACATED/QUITCLAIMED/EXTINGUISHED).
16. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
17. SOME RETAINING WALLS IN BETWEEN RESIDENTIAL LOTS WILL BE REQUIRED IN ORDER TO PROVIDE NECESSARY PAD WIDTH. WALLS LESS THAN 3' HIGH ARE NOT SHOWN ON PLANS.
18. TRAIL LOCATIONS DEPICTED ON THESE PLANS (OR ADDITIONAL TRAILS NOT DEPICTED ON THESE PLANS) CAN BE RELOCATED (OR ADDED) AFTER THE APPROVAL OF THIS TENTATIVE MAP AS LONG AS THEY ARE LOCATED OUTSIDE OF A BIOLOGICAL OPEN SPACE AREA AND WILL NOT IMPACT SENSITIVE RESOURCES.

GRADING QUANTITIES

CUT:	4,000,000 CY
FILL:	4,000,000 CY
IMPORT/EXPORT:	-0- CY

APPLICANT:

ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (858) 546-0700

BY: _____ 10/10/13
R. RANDY GOODSON DATE

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

_____ 10-17-13
MARK A. BRENCICK DATE
R.C.E. 48153

NOTE:
TRAILS DEPICTED ON THIS MAP ARE APPROXIMATE IN LOCATION AND TRAILS CAN BE ADDED AND/OR RELOCATED DURING THE CONSTRUCTION PHASE OF THE PROJECT

PREPARED BY:
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5571 RPL 3
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
TITLE SHEET
SHEET NO. 1 OF 8

6-17-13 SUBMITTAL

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SEE SHEET 4

EXIST. W. LILAC ROAD
EXISTING 84' WIDE R/W
EXISTING 30' WIDE R/W
WEST LILAC (PUB)
IMPROVE EX. W. LILAC RD. TO 81' R/W LIGHT COLLECTOR STD. (2.2C) W'LY TO OLD HWY 395 (SEE SHEET OF 4)
EXISTING 12" WATER MAIN TO REMAIN
EXISTING R/W
PROP. 52' I.O.D.
HEADWALL & RIPRAP Q_{100}=7.8cfs
BIO OS LOT A
EXISTING 28' WIDE ROAD & UTILITY EASEMENT
CATCH BASIN
PROPOSED 52' R/W DEDICATION OR (PORTION THEREOF)
12' TRAIL EASEMENT
PROPOSED 52' R/W DEDICATION (OR PORTION THEREOF)
BIRDSONG DR (PVT)
EXIST. W. LILAC ROAD
EXIST. 12" WATER TO REMAIN
40' EXIST. PVT ROAD EASEMENT
EXIST. 12" WATER MAIN TO REMAIN
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 1
MAIN ST.
STREET 'A' (PVT)
52' ULTIMATE R/W
EXIST. 8" WATER TO BE ABANDONED
SEE TM 5572 (SHEET 3) FOR DETAIL OF THIS AREA
EXIST W. LILAC RD (PUB)
24' RELOCATED ACCESS & UTILITY EASEMENT LOCATION FROM MAIN ST. (ON EXIST. DIRT DRIVEWAY)
EXISTING 10' ACCESS EASEMENT TO REMAIN
30' FUEL MODIFICATION ZONE
70' FUEL MANAGEMENT/LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=60.9 cfs
BIO OS LOT B
DRIVEWAY ACCESS TO APNS 128-280-43 & 44
CURRENT ACCESS OVER EXIST. DIRT ROAD (SHIREY ROAD) TO APNs 128-440-43 & 44
EXIST. 30' ACCESS & UTILITY EASEMENT TO APN 128-280-56
BIO OPEN SPACE LOT D
BIO OS LOT C
EXCEPTION TO BIO OS FOR D/W & CULVERT
PROP. SLOPE BENCH FOR SLOPES OVER 40' (TYP.)
EXIST. 12" WATER TO REMAIN
HEADWALL & RIPRAP Q_{100}=60.9 cfs
LIMITS OF DISTURBANCE (TYP.)
BIO OPEN SPACE LOT E
EXIST. WELL TO BE DESTROYED
EXISTING HOUSE TO REMAIN
EXIST. 12" WATER TO BE RELOCATED IN TRAIL
SLOPE BENCH
SEDIMENT TRAP & RISER (TYP)
HEADWALL & RIPRAP Q_{100}=77.0cfs
BIO OS LOT F
LIMITS OF GRADING (TYP.)
CLEANOUT
EXISTING VCMWD WATER RESERVOIRS
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
SLOPE BENCH
SEDIMENT TRAP & RISER (TYP)
HEADWALL & RIPRAP Q_{100}=0.3cfs
75' REDUCED FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
EXIST. STRUCTURE & SEPTIC SYSTEM TO REMAIN
EXIST. SHIREY FALLS WELL TO BE DESTROYED
EXIST. WELL NO. 3
BIO OS LOT I
HEADWALL
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
BROW DITCH AT TOP OF SLOPES ALONG PERIMETER (TYP.)
HEADWALL & RIPRAP Q_{100}=41.7cfs
BIO OS LOT G
HEADWALL & RIPRAP Q_{100}=10.6 cfs
LIMITS OF GRADING (TYP.)
HEADWALL & RIPRAP Q_{100}=3.1 cfs
EXIST. WELL NO. 1
EXIST. WELL NO. 2
BIO OS LOT H
LIMITS OF DISTURBANCE (TYP.)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=18.2cfs
BIO OS LOT J
SLOPE BENCH
BROW DITCH
SEDIMENT TRAP & RISER (TYP) Q_{100}=124.6cfs
HEADWALL & RIPRAP Q_{100}=23.4cfs
LIMITS OF GRADING (TYP.)
BIO OS LOT J
SLOPE BENCH
PROP. BIO. O.S. ESMT
HEADWALL & RIPRAP Q_{100}=5.4cfs
HEADWALL & RIPRAP Q_{100}=44.3cfs
HEADWALL & RIPRAP Q_{100}=70.1cfs
HEADWALL & RIPRAP Q_{100}=19.2cfs
LIMITS OF DISTURBANCE (TYP.)
Q_{100}=620.5cfs
EXIST. WELL NO. 4
HEADWALL & RIPRAP Q_{100}=620.5cfs
LOT 6
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

SEE SHEET 3

N
SCALE: 1"= 200'
200 100 0 200 400 600
SCALE: 1"=200'

NOTE:
1. REFER TO TM 5572 PRELIMINARY GRADING PLAN FOR VERTICAL CURVE INFORMATION FOR STREETS DEPICTED ON THIS PLAN.
2. REFER TO TM 5571 FOR LOT & BOUNDARY DIMENSIONS.
3. THE GRADING DEPICTED ON THIS PRELIMINARY GRADING PLAN IS CONCEPTUAL PURPOSES ONLY. THE FINAL GRADING DESIGN WILL BE DEPICTED WITH EACH SUCCESSIVE IMPLEMENTING TENTATIVE MAP PROCESSED FOR THIS PROJECT.

SHEET INDEX
NOT TO SCALE

PREPARED BY:
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121 - (858) 587-9270

COUNTY OF SAN DIEGO TM 5571 RPL 3
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN
SHEET NO. 2 OF 8

6-17-13 SUBMITTAL

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SEE SHEET 2

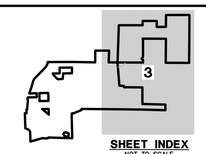
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
BIO OS LOT H
EXISTING WELL NO 4
LIMITS OF DISTURBANCE (TYP.)
HEADWALL & RIPRAP Q_{100}=5.4 CFS
HEADWALL & RIPRAP Q_{100}=620.5 CFS
HEADWALL & RIPRAP Q_{100}=620.5 CFS
DETENTION BASIN 1B 16 AC-FT
DETENTION BASIN 1A 10 AC-FT
PROPOSED BIO OS ESMT.
LOT 6
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
EXISTING COVEY LANE (PVT.)
SEDIMENT TRAP & RISER (TYP)
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=620.5 CFS
HEADWALL & RIPRAP Q_{100}=7.1 CFS
SEDIMENT TRAP & RISER (TYP)
PROPOSED SLOPE BENCH
APPROX LOCATION PROPOSED WET WEATHER STORAGE 92 AC-FT
LIMITS OF GRADING (TYP.)
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
LIMITS OF DISTURBANCE (TYP.)
LIMITS OF GRADING (TYP.)
HEADWALL & RIPRAP Q_{100}=9.0 CFS
LIMITS OF DISTURBANCE (TYP.)
Q_{100}=33.8 CFS HEADWALL & RIPRAP
DETENTION BASIN 2 3.5 AC-FT
HEADWALL & RIPRAP Q_{100}=69.9 CFS
HEADWALL & RIPRAP Q_{100}=0.4 CFS
BIO OS LOT K
HEADWALL & RIPRAP Q_{100}=44.4CFS
LIMITS OF DISTURBANCE (TYP.)
SEDIMENT TRAP & RISER (TYP) Q_{100}=2.1 CFS
APPROX. LOCATION OF EX. 8" WTR MAIN TO REMAIN
EXIST. 30' IRREVOCABLE OFFER TO DEDICATE
IMPROVE COVEY LANE (PVT) TO 40' PRIVATE ROAD STANDARDS. FROM EASTERLY BDY TO WEST LILAC ROAD (SEE SHEET 6)
EXIST. 25' WIDE SDG&E UTILITY EASEMENT
EXIST. 20' WIDE VCMWD UTILITY EASEMENT
EXIST. DOVE TRAIL WELL TO BE DESTROYED
HEADWALL
EXISTING COVEY LANE
EXIST. 40' WIDE PRIVATE ROAD & UTILITY EASEMENT
EXIST. IRREVOCABLE OFFER TO DEDICATE
PROPOSED SLOPE BENCH FOR SLOPES OVER 40'
CLEANOUT
CLEANOUT
CLEANOUT
CATCH BASIN
EXISTING WEST LILAC ROAD (PUB.)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
LOT 7
EXIST. FLOWER FARM WELL NO 1
HEADWALL & RIPRAP Q_{100}=257.3CFS
LIMITS OF GRADING (TYP.)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
BIO OS LOT L
50' FUEL MANAGEMENT ZONE (LIMITED BUILDING ZONE)
HEADWALL
LIMITS OF DISTURBANCE (TYP.)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
STREET "B" (PVT.) EXISTING 50' WIDE PRIVATE ROADWAY EASEMENT (SEE SHT. 7)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=49.6CFS
LIMITS OF GRADING (TYP.)
50' FUEL MANAGEMENT ZONE (LIMITED BUILDING ZONE)
EXISTING RODRIGUEZ ROAD (PVT.)
IMPROVE RODRIGUEZ (PVT.) TO 40' PRIVATE ROAD STANDARDS (SEE SHEET 7)
APPROX. LOCATION OF EX. 12" WTR AND EASEMENT TO BE RELOCATED
APPROX. LOCATION OF EX. 60" WATER MAIN (SDCWA) TO BE PROTECTED IN PLACE
EX. 120' SDCWA ESMT.
APPROX. LOCATION OF EX. 18" WTR (VCMWD)
EX. 120' SDCWA ESMT. TO REMAIN
HEADWALL Q_{100}=9.1CFS
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
APPROX. LOCATION OF EX. 18" WTR AND EASEMENT (VCMWD) TO BE RELOCATED
LIMITS OF GRADING (TYP.)
EXISTING RODRIGUEZ ROAD (PVT.)
HEADWALL Q_{100}=19.2CFS
CLEANOUT
PERMISSION TO CROSS EXISTING 120' WATER EASEMENT TO BE OBTAINED FROM SDCWA
APPROX. LOCATION OF EX. 20" WTR MAIN TO REMAIN
NELSON WAY (PVT)
LOT 8
CLEANOUT
HEADWALL Q_{100}=4.1CFS
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
LIMITS OF GRADING (TYP.)
DETENTION BASIN 3
HEADWALL & RIPRAP Q_{100}=116.5CFS
HEADWALL & RIPRAP Q_{100}=81.7 CFS
LIMITS OF DISTURBANCE (TYP.)
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=81.7 CFS
BIO OS LOT M
LIMITS OF DISTURBANCE (TYP.)
LIMITS OF GRADING (TYP.)
BIO OS LOT N
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HEADWALL & RIPRAP Q_{100}=30.3CFS
CLEANOUT
HEADWALL & RIPRAP Q_{100}=155.4 CFS
HEADWALL
EXISTING MOUNTAIN RIDGE ROAD (PVT.)
IMPROVE EXISTING MOUNTAIN RIDGE ROAD (PVT) TO 40' PRIVATE ROAD STANDARDS. SOUTHERLY TO CIRCLE "R" DRIVE (SEE SHT. 6)
EXISTING 40' PRIVATE ROAD/UTILITY EASEMENT

SEE SHEET 6

SCALE: 1"= 200'

200 100 0 200 400 600
SCALE: 1"=200'

NOTE:
1. REFER TO TM 5572 PRELIMINARY GRADING PLAN FOR VERTICAL CURVE INFORMATION FOR STREETS DEPICTED ON THIS PLAN.
2. REFER TO TM 5571 FOR LOT & BOUNDARY DIMENSIONS.
3. THE GRADING DEPICTED ON THIS PRELIMINARY GRADING PLAN IS CONCEPTUAL PURPOSES ONLY. THE FINAL GRADING DESIGN WILL BE DEPICTED WITH EACH SUCCESSIVE IMPLEMENTING TENTATIVE MAP PROCESSED FOR THIS PROJECT.



SHEET INDEX
NOT TO SCALE

PREPARED BY:
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COUNTY OF SAN DIEGO TM 5571 RPL 3
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN
SHEET NO. 3 OF 8

6-17-13 SUBMITTAL

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OLD HIGHWAY 395

WEST LILAC ROAD

SOUTHBOUND INTERSTATE-15

NORTHBOUND INTERSTATE-15

APN 125-231-13

APN 125-231-32

APN 125-231-33

APN 127-072-43

APN 127-072-44

APN 127-072-37

APN 127-072-36

APN 127-072-28

NOTE: INTERSECTION TO BE SIGNALIZED NO WIDENING IS BEING PROPOSED

EXISTING INTERSECTION TO BE RE-STRIPED AS NECESSARY

EXISTING STANDPIPE PROTECT IN PLACE

EXISTING 5' BIKE LANE

200' EXISTING CALTRANS R/W (XI-SD-77)

EXISTING CALTRANS R/W (II-SD-15) PER DOC 1973-182551

EXISTING POWERPOLE TO REMAIN, PROTECT IN PLACE, TYP.

LIMITS OF GRADING (TYP.)

MAINTAIN ACCESS TO RESIDENCE DURING CONSTRUCTION (TYP.)

EXISTING POWERPOLES TO BE RELOCATED

120' TAPER

PROPOSED CURB & GUTTER

LIMITS OF GRADING (TYP.)

6' MULTI PURPOSE TRAIL

EXISTING GUARDRAILS TO REMAIN (TYP)

CONNECT TO EXISTING PAVEMENT

EXISTING 84' WIDE R/W PER DOC. 1973-182551

90' TAPER

EXISTING GUARDRAILS TO REMAIN (TYP)

EXISTING OLD HIGHWAY 395 R/W CALTRANS (XI-SD-77) PER BK 3184 P28, DOC. 1949-37013

MAINTAIN ACCESS TO RESIDENCE DURING CONSTRUCTION (TYP.)

EXISTING CALTRANS R/W (II-SD-15) PER DOC 1973-182551

EXISTING 40' PAVEMENT OVER BRIDGE

PROP. CURB, GUTTER AND SIDEWALK

EXISTING CALTRANS R/W PER DOC. 1986-340994 (II-SD-15)

CONNECT TO EXISTING PAVEMENT

EXISTING CALTRANS R/W PER DOCS. 1981-225670 AND 1982-116002 (II-SD-15)

EXIST. 84' CALTRANS R/W PER DOC. 1973-331699

EXIST. AC PVMT

PROPOSED CURB & GUTTER

EXIST. ℄ (TYP)

PROP 16' DWY

6' MULTI PURPOSE TRAIL

SEE UPPER RIGHT

SEE SHEET 2

SEE LOWER LEFT

EXIST. ℄ (TYP)

EXISTING FIRE HYDRANT TO BE REMAIN, PROTECT IN PLACE, TYP.

EXISTING POWERPOLE TO BE RELOCATED

PROPOSED CONCRETE BROW DITCH

PROPOSED CATCH BASIN

PROP. CURB & GUTTER

P 16' DWY

6' TREAD MULTIPURPOSE TRAIL

EXIST. 84' WIDE CALTRANS R/W PER DOC. 1973-331699

EXISTING 26' WIDE EDGE OF PVMT

EXISTING POWERPOLE TO REMAIN, PROTECT IN PLACE, TYP.

MAINTAIN ACCESS TO RESIDENCE DURING CONSTRUCTION (TYP.)

EXIST. 30' R/W PER PM 17355

EXIST COUNTY RD ESMT PER DOC 1995-0323987

EXIST 20' WIDE VCMWD UTIL ESMT PER DOC. 1972-0057074, (PTR EXC. 17)

EXIST 60' WIDE ROAD & UTIL ESMT PER DOC. 1982-0400534 (PTR EXC. 19) (PTR PCL 11B)

TM 5571 SUBDIVISION BOUNDARY

WEST LILAC ROAD (PUBLIC)

SCALE: 1"= 60'

SCALE: 1"=60'

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COUNTY OF SAN DIEGO TM 5571 RPL 3

MASTER PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFFSITE IMPROVEMENTS

SHEET NO. 4 OF 8

6-17-13 SUBMITTAL

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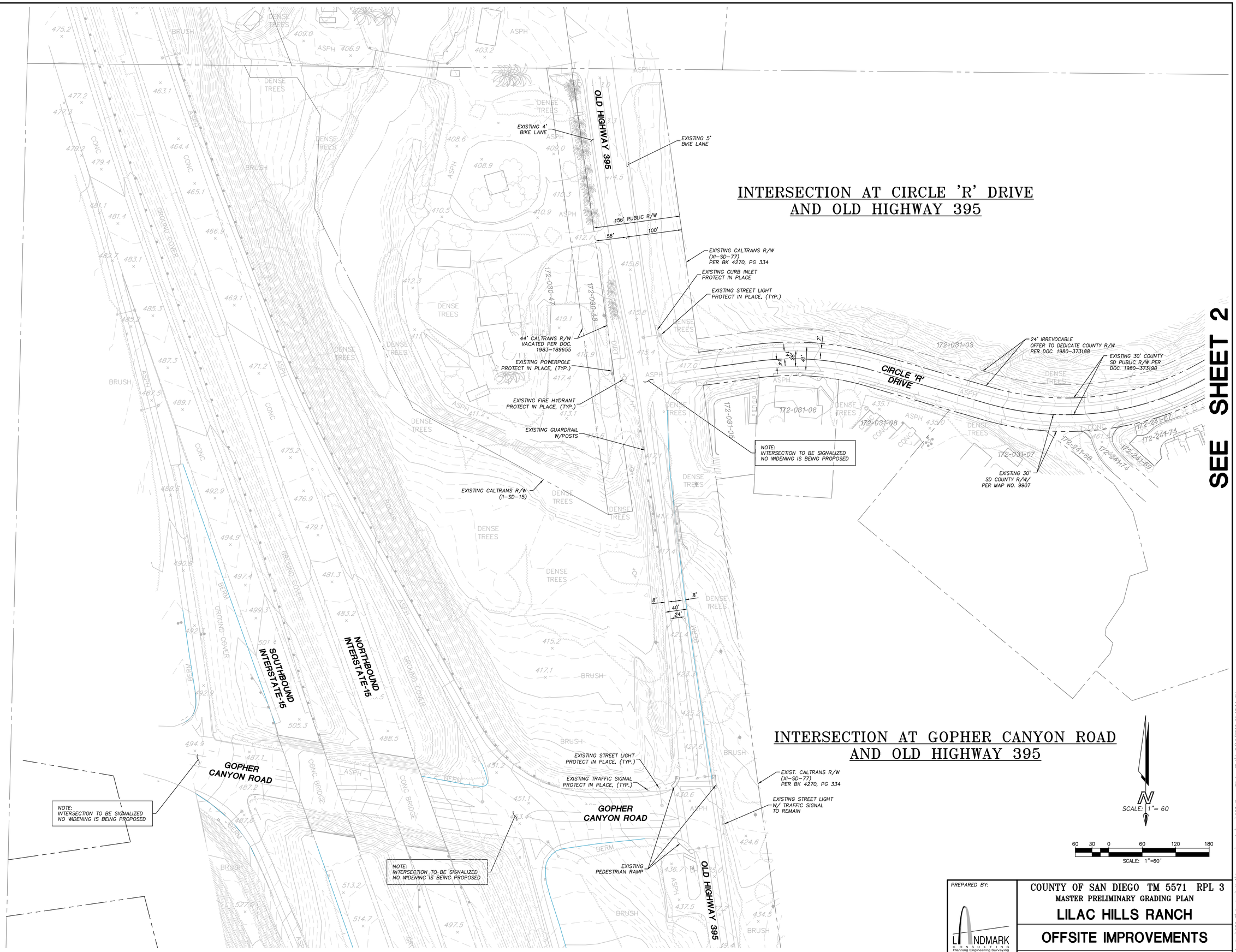
INTERSECTION AT CIRCLE 'R' DRIVE AND OLD HIGHWAY 395



INTERSECTION AT GOPHER CANYON ROAD AND OLD HIGHWAY 395

SCALE: 1"= 60

60 30 0 60 120 180

SCALE: 1"=60'

SEE SHEET 2

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COUNTY OF SAN DIEGO TM 5571 RPL 3

MASTER PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFFSITE IMPROVEMENTS

SHEET NO. 5 OF 8

6-17-13 SUBMITTAL

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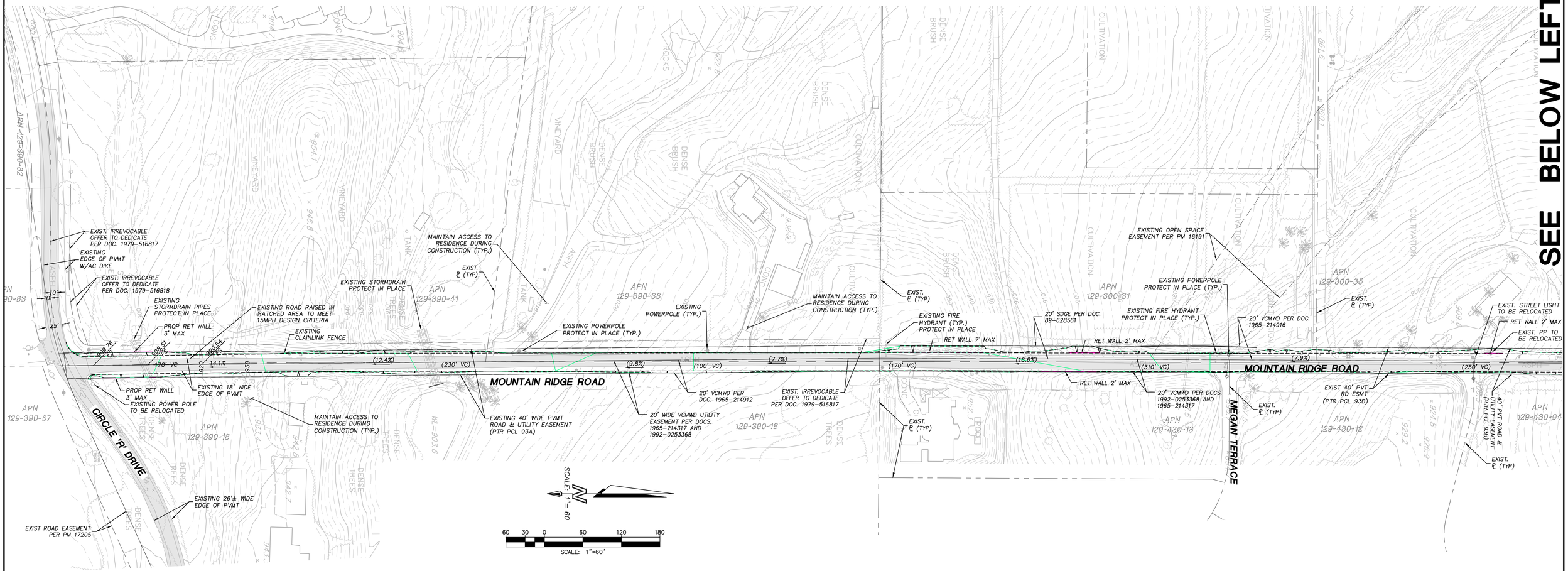
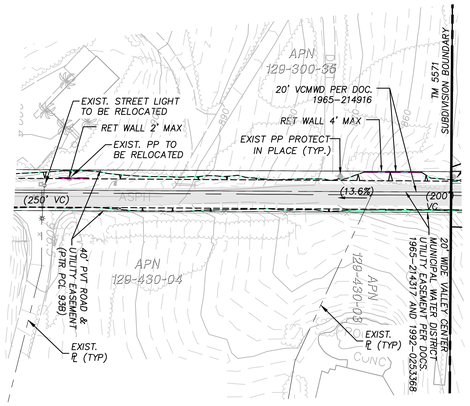
SEE BELOW LEFT



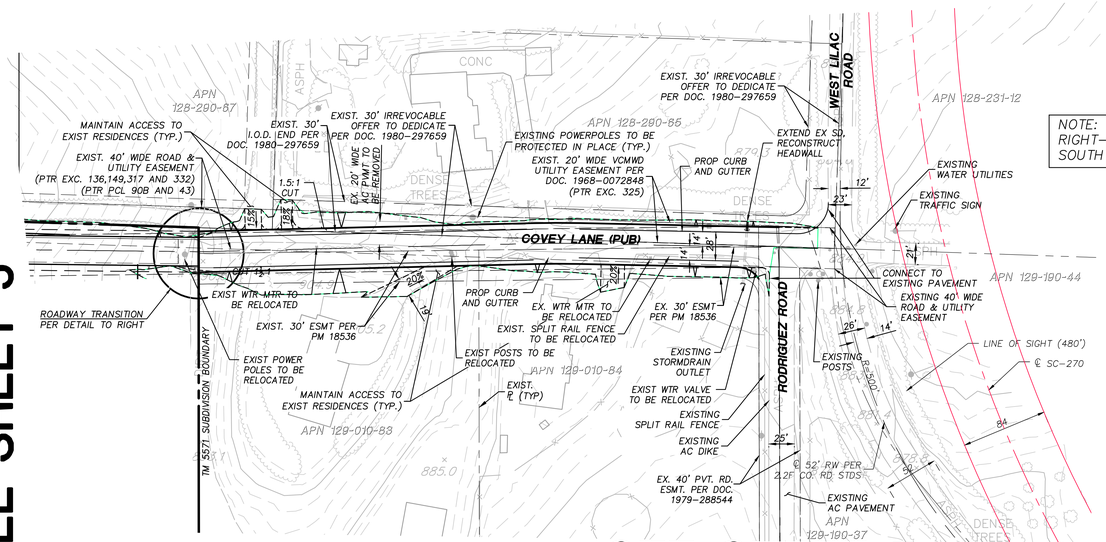
SEE UPPER RIGHT



MOUNTAIN RIDGE ROAD (PVT)

SEE SHEET 5

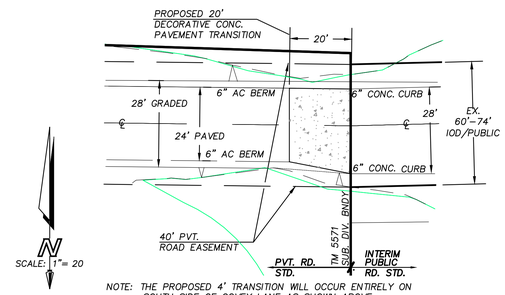
SEE SHEET 5



SEE SHEET 7

COVEY LANE (PUBLIC)

NOTE: THERE IS NO EXISTING RIGHT-OF-WAY FOR EX. W. LILAC ROAD SOUTH OF COVEY LANE.



NOTE: THE PROPOSED 4' TRANSITION WILL OCCUR ENTIRELY ON SOUTH SIDE OF COVEY LANE AS SHOWN ABOVE.

DETAIL: PROPOSED COVEY LANE TRANSITION

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COUNTY OF SAN DIEGO TM 5571 RPL 3
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
SHEET NO. 6 OF 8

6-17-13 SUBMITTAL

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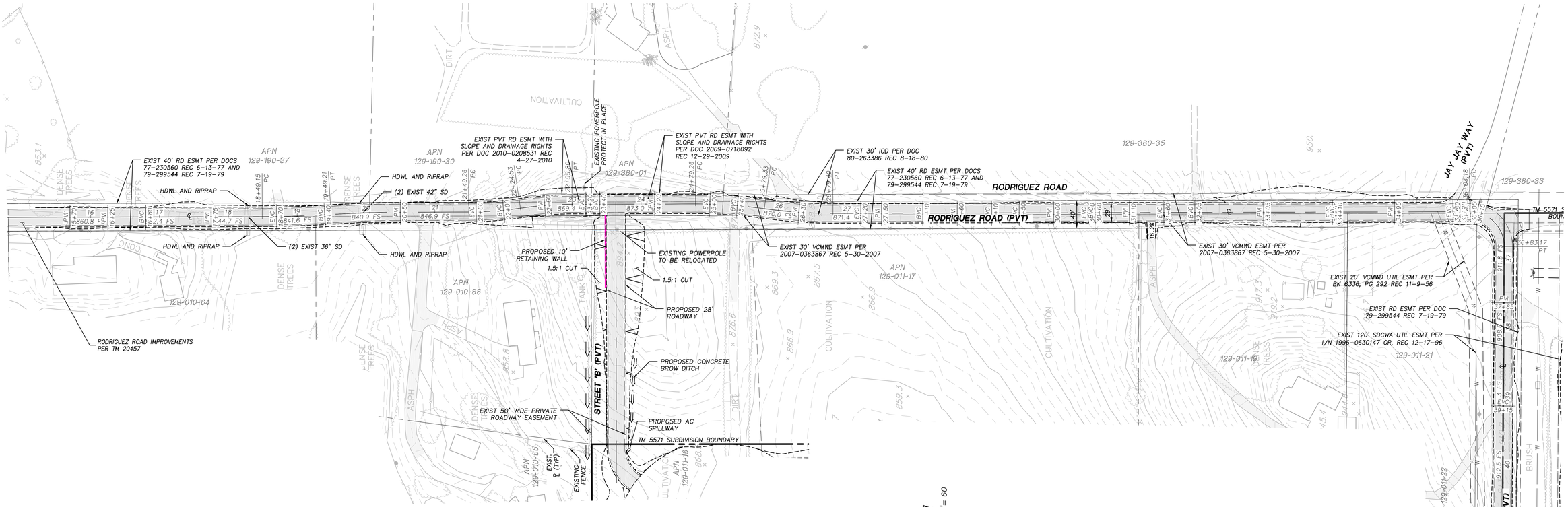
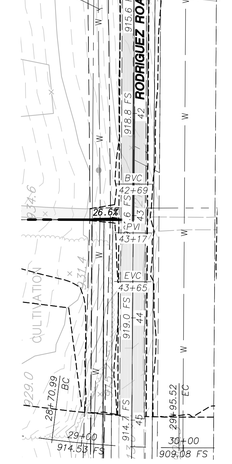


RODRIGUEZ ROAD

SCALE: 1"= 60'

60 30 0 60 120 180

SCALE: 1"=60'



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COUNTY OF SAN DIEGO TM 5571 RPL 3

MASTER PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFFSITE IMPROVEMENTS

SHEET NO. 7 OF 8

6-17-13 SUBMITTAL

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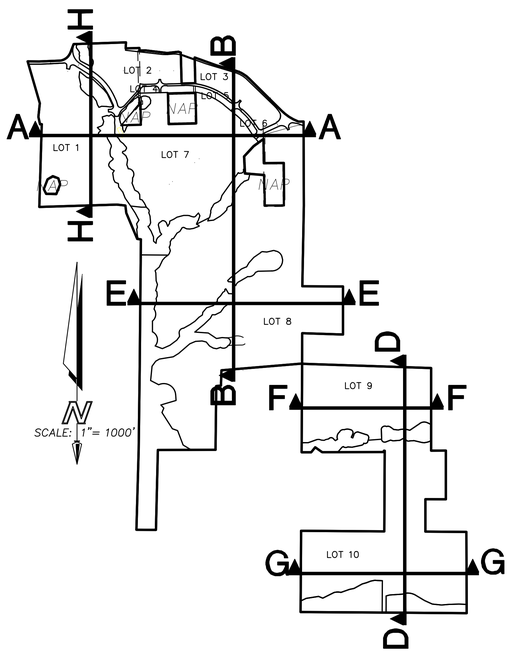
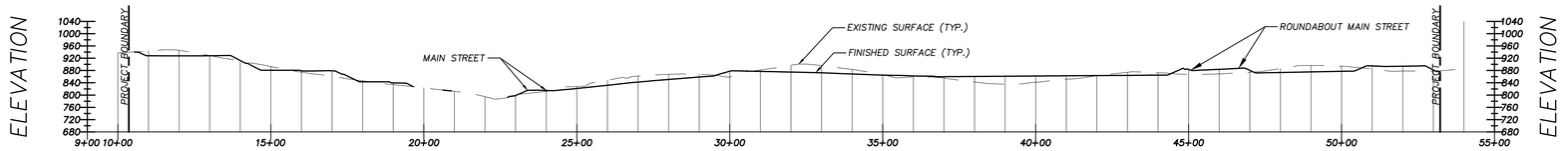
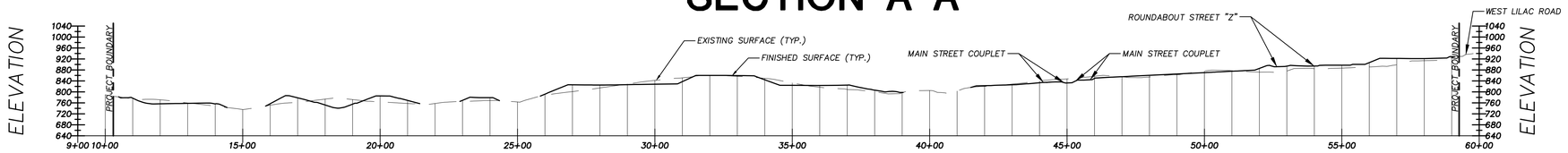




SECTION A-A



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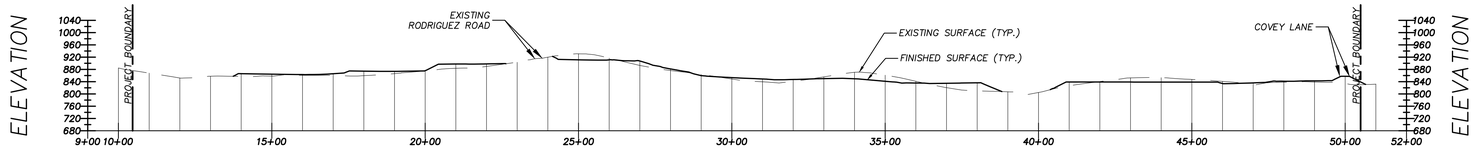

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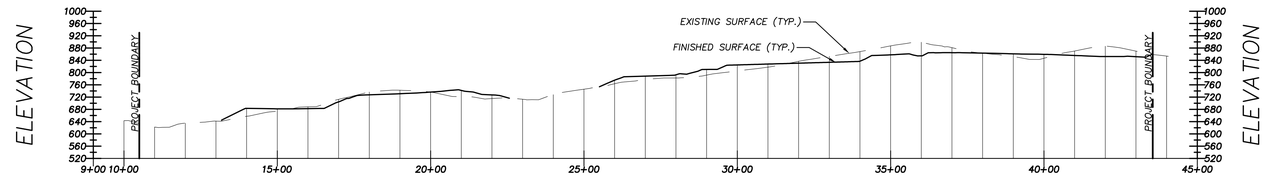

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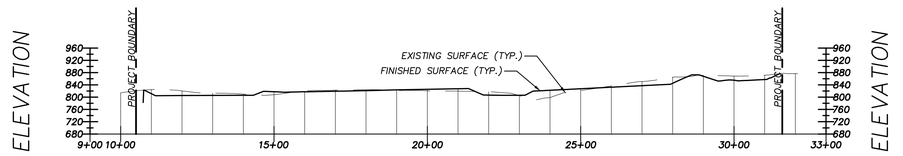

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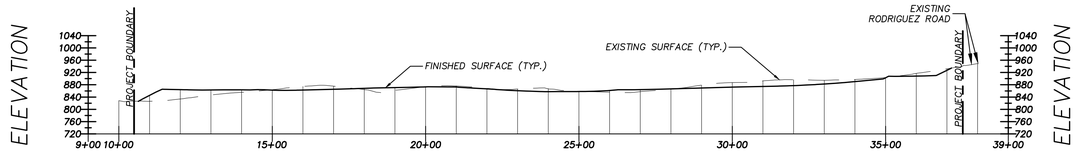

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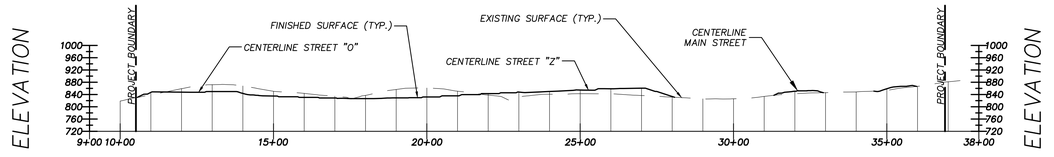

SECTION H-H

200 100 0 200 400 600
SCALE: 1"=200'

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

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COUNTY OF SAN DIEGO TM 5571 RPL 3
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PROJECT CROSS SECTIONS
SHEET NO. 8 OF 8

6-17-13 SUBMITTAL

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